



Department of Planning and Zoning



Looking for Information About a Particular Property?

Need information on a particular property?

A lot of information can be found on the internet at www.howardcountymd.gov. The Department of Planning and Zoning maintains databases and associated maps for site development plans and subdivisions in process. These interactive and searchable on-line maps which show all development activity in the County are updated weekly and can be accessed from our web site at: www.howardcountymd.gov. Many of the items listed further below are also on our web site as noted.

The State Department of Assessments and Taxation maintains another useful web site, which has a property lookup feature. You can obtain ownership and value information about every parcel of real property in the State of Maryland (approximately 2 million accounts) from this database, as well as sales of real property that have occurred since 1996. The web site address is: www.dat.state.md.us

You can also come to the Public Service Desk in the Department of Planning and Zoning. We can assist you by providing valuable information about property in the County. The following plans, regulations and maps provide the framework for how your property can be used and the type of development, which is planned for your neighborhood.

General Plan 2000

Adopted by the County Council in 2000, General Plan 2000 is a 20-year guide for growth and development. The Plan provides recommended policies and actions for land use, zoning, public facilities, roads, development and other related topics. The Plan also includes numerous maps detailing land use, highways and policies. General Plan 2000 can also be found on our web site.

Zoning District Maps

These maps identify the zoning district classification of all properties in Howard County. If your property is in Columbia and located in the New Town (NT) zoning district, the permitted land uses and applicable bulk regulations will be listed in a specific Final Development Plan. The

Columbia Nomenclature Map is used to determine which FDP to reference for a particular property.

Zoning Regulations

This document lists the uses that may be permitted on a property. Regulations controlling building heights and setbacks, density and parking requirements are among the items listed in the Zoning Regulations. The Zoning Regulations are also posted on our web site.

Subdivision and Land Development Regulations

This document establishes procedures and standards for the subdivision and development of land in Howard County. Regulations controlling lot and street design, environmental protection, road improvements, utilities, open space, landscaping and adequate public facilities are among the items contained in these regulations. These regulations can be accessed from our web site.

The Subdivision and Land Development Regulations are also part of the County Code which can be found on the following web site: www.municode.com

Subdivision Plats

Property is subdivided by the recording of subdivision plats in the Howard County Land Records. The plat books contain copies of the plats of all properties recorded. The plats show the dimensions of the property and its relation to the street. Information such as building restriction lines and easements may also be included. Deed information may be obtained by contacting the State of Maryland Clerk of the Court located in the Dorsey Building at Circuit Court Building at 8360 Court Avenue, Ellicott City.

A new service provided by the Maryland State Archives has scanned images of plats on-line. The web site is www.plats.net Enter user name "plato" and password "plato#" to access.

Subdivision Activity

As indicated above, an interactive electronic version of this map with associated subdivision information, updated weekly, can be accessed from our web site at: www.howardcountymd.gov. Files for individual projects may be reviewed at the Public Service Desk.

Subdivision Information Reports

These bi-weekly reports summarize all new subdivision and site development plans submitted to the Department of Planning and Zoning over a two week period. They are also posted on our web site.

Hearing Examiner, Board of Appeals and Zoning Board Case Maps

These maps show where conditional use, variance, nonconforming use and rezoning petitions have been submitted and the action taken (i.e. granted, denied, withdrawn/dismissed).

Site Development Plan Activity

Site development plans are required for all major development activity and show the location of existing and proposed improvements on a site. An interactive electronic version of this map with associated site development plan information, updated weekly, can be accessed from our web site or directly at: www.howardcountymd.gov.

Roads

The "Transportation Map 2000-2020" shows proposed road alignments and interchanges. More information on the status of specific roads may be obtained from the Department's Division of Transportation Planning and Development Engineering Division. Information on state roads can also be obtained from the State Highway Administration.

For more information contact:

The Howard County Department of Planning and Zoning
(410) 313-2350, TTY 410-313-2323 or www.howardcountymd.gov or visit Planning & Zoning's Customer Service Center on the first floor of the George Howard Building, 3430 Courthouse Drive, Ellicott City, Maryland, 212043.

Office Hours are:

Monday through Friday
8:00 a.m. to 5:00 p.m.

Written inquiries may also be sent to our office at the above address.

Rev. 01/23/08